

MAYOR AND COUNCIL STRATEGIC FOCUS AREA SUBCOMMITTEE
RIO NUEVO/DOWNTOWN, ARTS, CULTURE AND HISTORY
ADMINISTRATIVE ACTION REPORT AND SUMMARY
May 10, 2006

Council Member Trasoff called the Subcommittee meeting to order at 6:10 p.m. The meeting was held in the Joel Valdez Memorial Library, 101 N. Stone, Lower Level Conference Room, Tucson, Arizona.

COUNCIL MEMBERS PRESENT: Council Member Nina Trasoff, Subcommittee Chair, Ward 6
Council Member Jose Ibarra, Ward 1
Vice Mayor Steve Leal, Ward 5

STAFF LIAISON PRESENT: Greg Shelko, Rio Nuevo Director

GUEST PRESENTER: Raul Reyes, Town West

AGENDA ITEM/MAYOR AND COUNCIL ACTION	STAFF ACTION
<p>1. Call to Order</p> <p>Chair Trasoff called the meeting to order at 6:10 p.m. She explained the purpose and expected outcomes of this community dialogue with the developer: the meeting is an opportunity for the developer to present their concepts for redevelopment of the Franklin block, and, for area stakeholders to provide comment on it.</p>	
<p>2. Presentation of Town West/Nimbus Proposal</p> <p>Raul Reyes, representing Town West and Nimbus Brewing, delivered a power point presentation depicting a mixed-use development valued at approximately \$45 million. It included 130 residential condominiums, a brewery and brewpub restaurant, professional office space, ground floor retail and associated parking. Site amenities include a public plaza, pedestrian and bicycle linkages and an art walk. The project would require vacation of 9th Avenue, to be used primarily for parking and also for truck traffic accessory to the commercial uses.</p>	

AGENDA ITEM /MAYOR AND COUNCIL ACTION

STAFF ACTION

3. Call to the Audience

Over 150 people attended the meeting, and 23 chose to speak. A vast majority spoke to the issues of haste in the decision-making process, need for community inclusion, and, contextual inappropriateness of the project. Following is summary of commentary received:

- ordinary design, lacks inspiration
- would add much needed vitality downtown
- has adverse traffic implications
- will exacerbate existing parking problems
- inadequate on-site parking to serve the development
- net loss of parking with no replacement of what's there now
- hasn't been adequate time for meaningful community review
- height, scale and density inappropriate for the area
- land should be offered competitively, with neighborhood inclusion on selection
- good land use concepts
- plaza design presents public safety concern
- site plan needs work, especially sun/shade orientations
- question whether plaza would be truly public, given buried within development
- an interim (i.e., during construction) parking arrangement must be made
- developer has proven capacity to deliver and to work with the community
- need to seize the opportunity, do it now, everyone benefits
- the project doesn't respect the Warehouse Arts District Master Plan
- there is no real effort to reach the artists
- it's nothing more than college bar, and that has adverse implications for the neighborhood
- must slow down to do it right, and honestly engage the neighbors
- there will be too much noise from outdoor performance areas and the bar
- doesn't honor the railroad history of the site
- makes a good pedestrian and bike connection along 9th Avenue
- being rushed without thoughtful evaluation
- housing affordability and workforce housing lacking
- must beef up performance requirements imposed on this and every developer
- must be sustainable development
- build for social value too
- City must uphold highest design standards

An audio recording of all viewpoints is available upon request.

AGENDA ITEM /MAYOR AND COUNCIL ACTION

STAFF ACTION

4. Adjournment

Trasoff thanked Town West for the presentation and the community for the input needed for informed decision-making. She explained that the Council must now decide if, when and how the project advances, and provided Subcommittee assurance that the community would be engaged in the redevelopment of the Franklin block under any circumstances going forward.

The meeting adjourned at 7:45 p.m.
